

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery County

State: PA

PJ's Total HOME Allocation Received: \$22,119,090

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	99.10 %	93.68 %	3	91.92 %	98		97
% of Funds Disbursed	83.14 %	87.26 %	24	82.65 %	40		41
Leveraging Ratio for Rental Activities	3.97	4.74	17	4.67	37		44
% of Completed Rental Disbursements to All Rental Commitments***	90.51 %	93.70 %	24	81.09 %	38		38
% of Completed CHDO Disbursements to All CHDO Reservations***	68.16 %	70.97 %	19	68.72 %	40		41
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.87 %	82.23 %	18	79.93 %	34		35
% of 0-30% AMI Renters to All Renters***	32.44 %	37.71 %	17	44.94 %	28		27
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.79 %	98.47 %	14	94.87 %	62		60
Overall Ranking:			In State:	17 / 29	Nationally:	52	55
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,669	\$19,492		\$25,717	934	Units	76.40 %
Homebuyer Unit	\$43,398	\$15,617		\$14,669	58	Units	4.70 %
Homeowner-Rehab Unit	\$18,946	\$15,974		\$20,391	25	Units	2.00 %
TBRA Unit	\$9,625	\$5,749		\$3,201	205	Units	16.80 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$47,420	\$120,069	\$21,042
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	86.9	51.7	40.0	60.5	Single/Non-Elderly:	8.4	39.7	24.0	64.4
Black/African American:	9.4	36.2	60.0	36.6	Elderly:	85.2	0.0	48.0	1.0
Asian:	2.0	0.0	0.0	0.5	Related/Single Parent:	4.6	32.8	12.0	21.5
American Indian/Alaska Native:	0.1	0.0	0.0	0.0	Related/Two Parent:	1.8	25.9	16.0	5.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.7	0.0	7.8
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	1.7	0.0	0.0					
Black/African American and White:	0.1	3.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	3.4	0.0	0.5					
Asian/Pacific Islander:	0.1	0.0	0.0	0.5					
ETHNICITY:									
Hispanic	1.2	3.4	0.0	1.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	69.8	15.5	40.0	57.1	Section 8:	32.2	3.4 [#]		
2 Persons:	23.1	29.3	36.0	20.5	HOME TBRA:	0.0			
3 Persons:	3.8	27.6	4.0	16.6	Other:	13.6			
4 Persons:	2.1	15.5	12.0	4.4	No Assistance:	54.2			
5 Persons:	0.5	8.6	4.0	1.0					
6 Persons:	0.5	3.4	4.0	0.0					
7 Persons:	0.1	0.0	0.0	0.5					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				17

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 52
(Percentile)

State Rank: 17 / 29 PJs

Overall Rank: 55
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	90.51	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	68.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.87	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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